

## **SECTION 7.3 INITIAL SITE RESTORATION PLAN**

### **(WAC 463-42-655)**

#### **7.3.1 INTRODUCTION**

The proposed Kittitas distribution/storage facility site will occupy 27 acres located within unincorporated Kittitas County, Washington, in Section 12, T17N, R19E. The site is zoned Agricultural-20 under the Kittitas County Zoning Code. Site access will be across land that is within the city limits of Kittitas. The site access is zoned Highway Commercial under the City of Kittitas Zoning Code. Existing long-term plans are to continue to use the property within the city limits for highway service-oriented purposes and the property within the county for agricultural purposes, consistent with the respective zoning ordinances. The facility site is currently agricultural land, varying from tilled, loose, sandy silt to moderately high grasses depending upon the time of year and extent of cultivation.

Six pump stations are proposed for the project, including one located at the Kittitas Terminal. Other pump stations will be located at Thrasher, North Bend, Stampede, Beverly-Burke, and Othello. Each station will be constructed on approximately one-two acres, except for the Thrasher Pump Station site which will be approximately 3.7 acres. The Thrasher Station will be located adjacent to the existing cleared Puget Power right-of-way; the North Bend station will be located in an already cleared area adjacent to the Cedar Falls Trail on private agricultural land; the Stampede Station will be located in a partially forested meadow on private property surrounding by the Wenatchee National Forest; the Kittitas Pump Station will be located on land which is currently used for irrigated agriculture; the Beverly-Burke Station will be located in an area of rangeland not currently cultivated; and the Othello Station will be located in irrigated agricultural land.

The proposed fuel pipeline extends for approximately 231 miles through a variety of different environments from near Woodinville, west of the Cascade Mountains, to Pasco in eastern Washington. About 47 percent (109 miles) of the route is within existing railroads, transmission lines, or roadway corridors. Approximately 122 miles of new right-of-way will be acquired for the project.

This Initial Site Restoration Plan includes the following:

- Assumptions (Section 7.3.2)
- Preparation of Final Restoration Plan (Section 7.3.3)
- Hazardous Material Survey (Section 7.3.4)
- Demolition and Salvage (Section 7.3.5)
- Restoration (Section 7.3.6)

### 7.3.2 ASSUMPTIONS

The life of the Cross Cascades Pipeline Project is assumed to be indefinite with proper equipment maintenance, periodic overhauls, and upgrades. This is based on OPL's experience that a pipeline has an indefinite lifespan with cathodic protection for the pipe, proper equipment maintenance, periodic overhauls, and upgrades. The existing OPL pipeline was installed in 1965, over 32 years ago. Routine maintenance has been performed on the pumps and valves, and damaged sections of the pipeline have been replaced where external damage has occurred from a third party, land movement, localized corrosion, and dents or gouges. Individual components, such as valves, can be replaced if needed without the overall pipeline system being compromised.

The actual useful life of the pipeline will also be influenced by economic factors, such as the cost of fuels. Thus, determining a time frame within which site restoration would occur and predicting the regulatory requirements of that time period is difficult.

The following assumptions were made in preparing an Initial Site Restoration Plan:

- Any future use of the Kittitas distribution/storage facility site will be an industrial activity. The pump station sites may remain industrial sites or be returned to their prior use.
- Demolition or removal of equipment and facilities will occur to the extent necessary to meet environmental and health regulations, to salvage economically recoverable materials, and to restore the facility and pump station sites for future use.
- The potential exists that ownership and responsibility for the facility and pipeline might be transferred to another party, such as an energy or pipeline company. An application to amend the Site Certification Agreement (SCA) would be submitted at that time to recognize the new ownership and the transfer of responsibility.
- If the pipeline is taken out of use, fuel will be withdrawn from the line and, where appropriate, inert material added to segments of the line to minimize buoyancy.
- The pipeline would not be abandoned unless market conditions changed to the extent that there was no longer a need for refined petroleum products to be transported from western Washington to central and eastern Washington. OPL does not anticipate that this will occur in the foreseeable future.

- If the pipeline were to be abandoned, the pipeline will be abandoned in place once its use or usefulness terminates, or will be removed from specific properties if so specified in easement agreements.

### **7.3.3 PREPARATION OF FINAL RESTORATION PLAN**

Prior to but near the end of the useful life of the project (or should the project be suspended or terminated during construction), OPL will review the Initial Site Restoration Plan and prepare a Final Restoration Plan as required to meet both future needs for the sites and applicable laws and regulations pertaining to site restoration. The plan will describe procedures to be followed such as compliance with applicable regulatory requirements in force at the time of restoration, demolition and dismantling, sale and salvage of equipment, and restoration of the facility and pump station sites. To the extent required by law or regulation, the plan will be reviewed by EFSEC and, as required, cognizant regulatory agencies such that the required permits are obtained. Permits that may be required include demolition permits, special transportation permits, and disposal permits. The costs of site restoration would be the responsibility of OPL or the facility owner at the time of project abandonment, should project ownership be transferred to another entity from OPL.

### **7.3.4 HAZARDOUS MATERIALS SURVEY**

An audit of the relevant records of project operations and hazardous materials control programs will be performed to determine if any spills or releases have occurred, and if so, whether they have been properly remediated. A review of all project facilities will be performed to determine if any hazardous or dangerous materials (as defined by regulation) are present or used in the operation of any facility components (for example, cleaning/maintenance materials and lubricating oils). The facility will be inspected to determine and record the location, quantity, and status of all identified hazardous materials.

If, during the audit, a past or current release of toxic or hazardous substances to soil or water is discovered, OPL will ensure that such a release has been or is reported. OPL will also ensure that any such release has been or is investigated in accordance with current regulatory requirements. If toxic and hazardous materials are present on the facility site, waste removal and disposal will be accomplished in accordance with applicable regulations. Any solid waste generated during facility shutdown will be disposed of as necessary to comply with the solid waste regulations in place at that time.

### **7.3.5 DEMOLITION AND SALVAGE**

A demolition permit will be obtained for all facilities to be removed and/or salvaged. Actual demolition and salvage activities will be conducted in coordination with any required toxic or hazardous materials removal.

### 7.3.6 RESTORATION

Following removal of site facilities, the sites will be maintained and secured, and made available for further industrial use.

Restoration of the Kittitas Terminal site would depend upon whether a future use existed at the time the terminal use was terminated. The future use of the site will be an industrial activity (based on its location).

OPL proposes that the terminal facility be either demolished or the equipment removed to meet regulations in place at the future time. The restoration activities at the terminal are described below, and they are to return the site to a developable industrial site. In order to restore the site, the facilities would have to be removed. No options to removal have been identified.

Site restoration activities for the Kittitas Terminal would include:

- Removal of all non-salvageable materials, and disposal in an approved disposal site.
- Removal of foundation materials.
- Refilling of the sediment basin and other depressions.
- Regrading of the site to a level contour.
- Coverage of the site with gravel.

As the utility infrastructure (water, wastewater, electrical substation, and electrical connections) may facilitate the redevelopment of the facility site into an alternative use, the utilities would likely be left in place unless the removal was requested by the County of Kittitas or the removal was required due to health and safety code requirements in place at the time.

For the five pump station sites, OPL has provided two options following removal of the equipment, regrading the site and covering it with gravel if the site is to be used for industrial purposes, or restoring the site to its original contours and land use if it is not to be used for industrial purposes. The selection of the restoration option would be based on the future use of the site at that time.

Pump station site restoration activities would include:

- Removal of all non-salvageable materials, and disposal in an approved disposal site.
- For sites that will remain industrial, regrading of the site to a level contour and covering with gravel.
- For sites that will not remain industrial, restoration of the site to its original contours and land use.

WAC 463-42-655 presumes that there are options for restoration to select from and OPL does not believe

that this the case with a pipeline project. For the pipeline, it would seem there are only two restoration options, leave it in place as is proposed or dig it up and remove it. The potential environmental impacts of removing the pipeline would be similar to the impacts of installing it in the first place. Unless removal was required by an easement agreement, or there were proven environmental reasons for removing all or a portion of the pipeline, leaving the pipeline in place would seem to be clearly the better option.

Pipeline restoration activities would include the following:

- If the pipeline does not continue in use, fuel will be withdrawn from the line, and where appropriate, inert material will be added to segments of the line to minimize buoyancy.
- The pipeline will be abandoned in place once its use or usefulness terminates, or will be removed from specific properties if so specified in easement agreements.
- Maintenance of the thirty foot operation corridor would be stopped and vegetation allowed to grow naturally unless the corridor is maintained for other purposes such as roads, trails and the BPA transmission line corridor.
- If the pipeline is abandoned and access roads are no longer needed, previously maintained access roads will be allowed to naturally revegetate.

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